

In re:  
Sharon E. Thomas  
Debtor

Case No. 18-17430-elf  
Chapter 7

District/off: 0313-2  
Date Rcvd: Dec 07, 2022

User: admin  
Form ID: pdf900

Page 1 of 3  
Total Noticed: 12

The following symbols are used throughout this certificate:

**Symbol** **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- # Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 09, 2022:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Sharon E. Thomas, 856 North 29th St., Philadelphia, PA 19130-1144
acc	#+ Bederson & Company, LLP, 347 Mt. Pleasant Avenue, West Orange, NJ 07052-2749
cr	+ Martin Brown, c/o E. McCord Clayton, Esquire, Clayton Commercial Litigation LLC, Two Penn Center, 1500 JFK Blvd., Suite 920 Philadelphia, PA 19102-1742
r	#+ Richard Astrella, Star Real Estate Broker, 1500 Walnut Street, Ste 1103, Phila, PA 19102-3506

TOTAL: 4

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	Email/Text: megan.harper@phila.gov	Dec 08 2022 00:32:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Dec 08 2022 00:32:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/Text: megan.harper@phila.gov	Dec 08 2022 00:32:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	+ Email/Text: BKEBN-Notifications@ocwen.com	Dec 08 2022 00:32:00	HSBC Bank USA, N.A., as Indenture Trustee for the, PHH Mortgage Corporation, One Mortgage Way, Mount Laurel, NJ 08054, UNITED STATES 08054-4624
cr	Email/PDF: ais.chase.ebn@aisinfo.com	Dec 08 2022 00:33:30	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 7255 Baymeadows Way, Jacksonville, FL 32256
cr	+ Email/Text: RASEBN@raslg.com	Dec 08 2022 00:32:00	THE BANK OF NEW YORK MELLON, RAS CRANE, LLC, 10700 ABBOTT'S BRIDGE ROAD, SUITE 170, DULUTH, GA 30097-8461
cr	+ Email/Text: RASEBN@raslg.com	Dec 08 2022 00:32:00	The Bank of New York Mellon et als, RAS Crane, LLC, 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461
cr	+ Email/Text: BKEBN-Notifications@ocwen.com	Dec 08 2022 00:32:00	Wells Fargo Bank, National Association as Trustee, One Mortgage Way, Mount Laurel, NJ 08054-4637

TOTAL: 8

## **BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

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Recip ID	Bypass Reason	Name and Address
intp		DHO, LLC, 1310 S. 5th Street

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 09, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 7, 2022 at the address(es) listed below:**

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor HSBC Bank USA N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 andrew.spivack@brockandscott.com, wbef@brockandscott.com
ANDREW L. SPIVACK	on behalf of Creditor Wells Fargo Bank National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Bac andrew.spivack@brockandscott.com, wbef@brockandscott.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor U.S. Bank National Association as indenture trustee, for the CIM Trust 2016-FRE1, Mortgage-Backed Notes, Series 2016-FRE1 bnicholas@kmllawgroup.com, bkgroup@kmllawgroup.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bnicholas@kmllawgroup.com, bkgroup@kmllawgroup.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor PNC Bank N.A. bnicholas@kmllawgroup.com, bkgroup@kmllawgroup.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 cwohlrab@raslg.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor THE BANK OF NEW YORK MELLON cwohlrab@raslg.com
CHRISTOPHER A. DENARDO	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION logsecf@logs.com
DAMIEN NICHOLAS TANCREDI	on behalf of Debtor Sharonn E. Thomas damien.tancredi@flastergreenberg.com damien.tancredi@ecf.inforupcy.com;nicole.pettii@flastergreenberg.com
DANIELLE BOYLE-EBERSOLE	on behalf of Creditor U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-8 c/o Select Portfolio Servicing, Inc. dboyle-ebersole@orlans.com, PABKAttorneyecf@orlans.com
E. McCord CLAYTON	on behalf of Creditor Martin Brown cord@claytonlit.com
GARY F SEITZ	on behalf of Trustee TERRY P. DERSHAW gseitz@gsbblaw.com
HAROLD N. KAPLAN	on behalf of Creditor The Bank of New York Mellon et als hkaplan@rasnj.com
HOLLY SMITH MILLER	on behalf of Trustee TERRY P. DERSHAW hsmiller@gsbblaw.com abrown@gsbblaw.com

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JEROME B. BLANK

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al jblank@pincuslaw.com

JEROME B. BLANK

on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al jblank@pincuslaw.com

JOSHUA LOUIS THOMAS

on behalf of Debtor Sharonn E. Thomas joshualthomas@gmail.com

KARINA VELTER

on behalf of Creditor WILMINGTON TRUST NATIONAL ASSOCIATION kvelter@hoflawgroup.com, ckohn@hoflawgroup.com

KEVIN G. MCDONALD

on behalf of Creditor PNC Bank N.A. bkgroup@kmllawgroup.com

KEVIN M. BUTTERY

on behalf of Creditor DITECH FINANCIAL LLC cdigianantonio@rascrane.com

KEVIN M. BUTTERY

on behalf of Creditor The Bank of New York Mellon et als cdigianantonio@rascrane.com

KEVIN S. FRANKEL

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION pa-bk@logs.com

KRISTEN D. LITTLE

on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 kdlittleecf@gmail.com

KRISTEN D. LITTLE

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION kdlittleecf@gmail.com

MARIO J. HANYON

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al wbefc@brockandscott.com, mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al wbefc@brockandscott.com, mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank National Association As Trustee wbefc@brockandscott.com, mario.hanyon@brockandscott.com

MARY F. KENNEDY

on behalf of Creditor First Tennessee Bank National Association mary@javardianlaw.com coleen@javardianlaw.com;chris.cummins@javardianlaw.com;angie.harrigan@javardianlaw.com

MICHAEL JOHN CLARK

on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 mclark@squirelaw.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov edelyne.jean-baptiste@phila.gov

ROBERT LEITE-YOUNG

on behalf of Interested Party DHO LLC rleite@roachleite.com, lanette@roachleite.com

ROGER FAY

on behalf of Creditor THE BANK OF NEW YORK MELLON rfay@milsteadlaw.com bkecf@milsteadlaw.com

TERRY P. DERSHAW

td@ix.netcom.com PA66@ecfcbis.com;7trustee@gmail.com

THOMAS SONG

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al tomysong0@gmail.com

United States Trustee

USTPRegion03.PH. ECF@usdoj.gov

TOTAL: 36

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

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In re: )  
SHARONN E. THOMAS, ) Chapter 7  
Debtor. ) Case No. 18-17430-elf  
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**ORDER**

Upon consideration of the Application for Compensation and Reimbursement of Expenses of Star Real Estate Group, Inc., as Real Estate Agent for the Trustee (“the Application”); it is **ORDERED** that the Application is hereby granted and it is further **ORDERED** that compensation of \$11,940.00 and reimbursement of actual expenses in the amount of \$495.00, for a total of \$12,435.00, are allowed and authorized as a chapter 7 administrative expense claim and the Trustee is authorized to pay fee to Star Real Estate Group, Inc. pursuant to §330 of the Bankruptcy Code.

Date: 12/6/22



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ERIC L. FRANK  
UNITED STATES BANKRUPTCY JUDGE